



## NEWLY BUILT COZY STUDIO WITH A SWIMMING POOL (B6) – KALLITHEA, ATTICA

**PRICE: 150.000 €**

**REF Nr: 10012-AKA**

**CAPITAL PROPERTIES**

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A unique project will be constructed in the vicinity of Kallithea which is located between the southern areas of the Athenian Riviera and the center of the capital. It's intended to be unique and remarkable project, which will enhance the quality of the area around it. Kallithea is a modern, lively area of the city with a well-developed infrastructure: there are many schools and kindergartens, parks and squares, play gardens, many shops and supermarkets, cafes and restaurants. The area is located in proximity to the sea, and it will not be difficult to get from here to the city center. It is a multi-ethnic area with a good reputation, where people of different nationalities live peacefully. It is a junction of different cultures. This is a very cozy and clean area with its own uniqueness and atmosphere and it has all of the necessary city amenities for everyday living. This urban and stylish 7-storey building with 38 apartments is a residential project which stands out from the neighboring buildings due to its snow-white facade with metal lattice railings on the balconies. These small architectural forms provide the basis for additional landscaping of the apartments. Spacious backyard with swimming pool and sun loungers will provide the opportunity to enjoy the mild Mediterranean climate almost 200 days a year. The project is represented by two-bedroom, one-bedroom apartments and studios. All the residential areas of the project are attractive for personal use as well as for renting. The targeted tenants of the apartments are students, business tourists, young couples and families. This studio is located on the 2nd floor and it has an area of 40 sq.m. It consists of an open plan kitchen, one room and one bathroom. The area of the balcony is 10 sq.m. This apartment comes with one parking space on -1 floor. Distance from Athens airport – 38 km, from port of Piraeus – 5 km, from Athens center – 4 km, from Charokopeion University – 1 km, from metro station – 100m.

**Building area:** 40 m<sup>2</sup>

**Bedroom:** 1

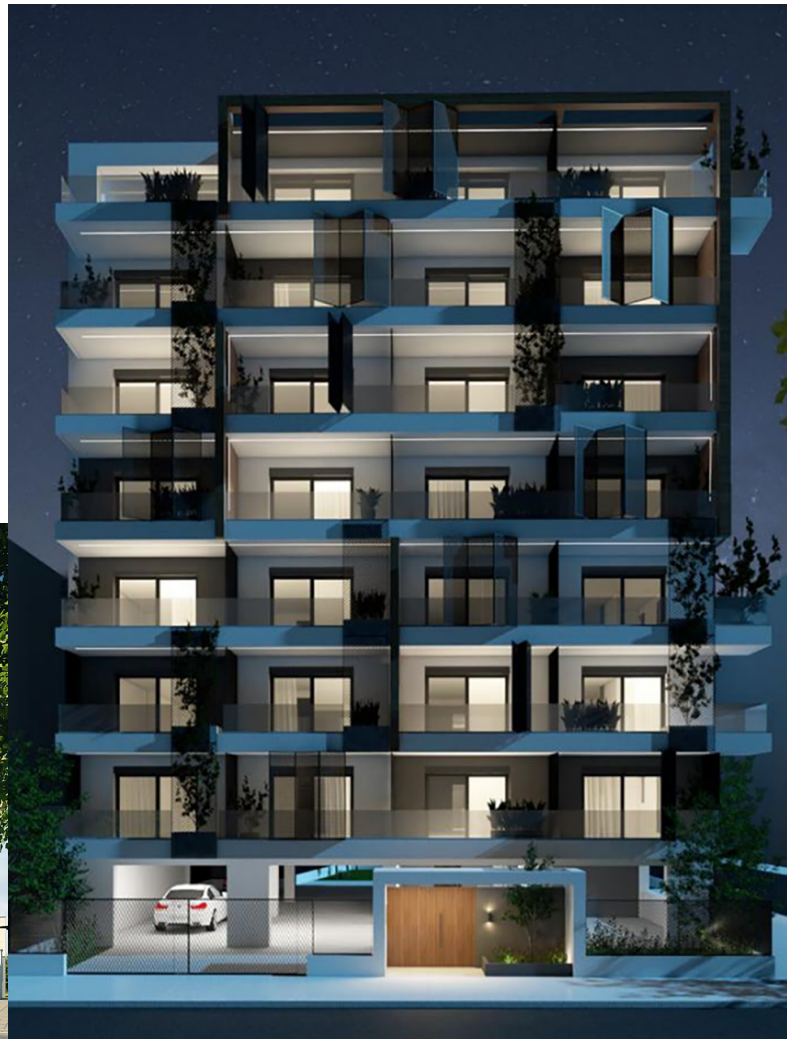
**Bathroom:** 1

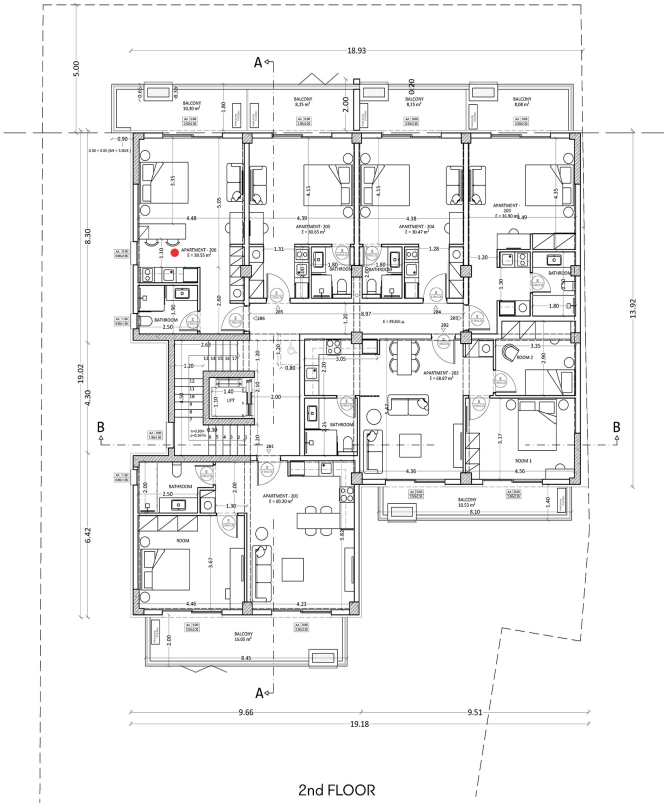
**Built:** 2024

**Energy Performance Certificate:** A

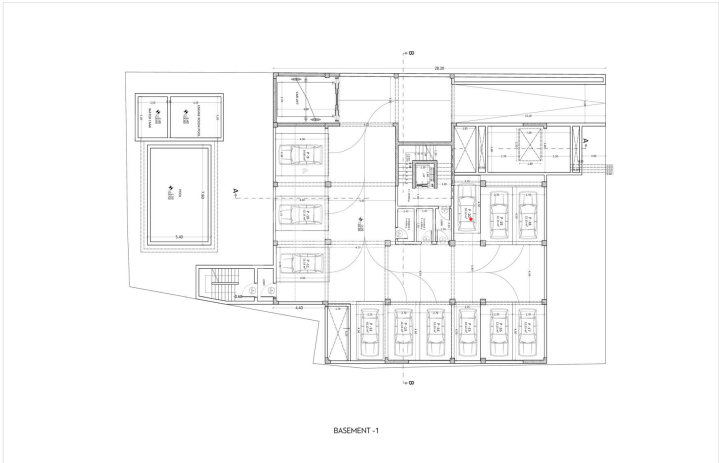
- Boiler
- Car charger
- City view
- Electric shutters
- Elevator
- Fire detection system
- Garage
- Garden (shared)
- Near metro
- Near public square
- Near school
- Near supermarket
- Newly built
- Parking
- Safety door
- Seaside
- Shared swimming pool
- Solar water panels
- Sound insulation
- Terrace
- Thermal insulation
- Underground parking
- Ventilation system
- Window screens







2nd FLOOR



BASEMENT -1

Key features

- New LED technology lighting
- New mechanical, wiring, plumbing and drainage systems installation
- Heating pump
- Electric roller shutters
- Aluminum joinery with double glass
- Installation of sanitary wares and tile
- Moisture insulation - thermal insulation - thermal facade
- Modern interior design
- Installing interior cabinets/ wardrobes, new interior doors and kitchen installation
- New elevator with release system
- Pool

